



The City of Lee's Summit

Final Agenda

City Council - Regular Session

Tuesday, September 26, 2023

6:00 PM

City Council Chambers
and Via Video Conference

220 SE Green Street

Lee's Summit, MO 64063

REGULAR SESSION NO. 50

Notice is hereby given that the City Council for the City of Lee's Summit will meet in Regular Session on Tuesday, September 26, 2023 at 6:00 pm in person and via video conference as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172. Persons wishing to comment on any item of business on the agenda, including public testimony during a Public Hearing, via video conference may do so by sending a request prior to 5:00 p.m. on Monday, September 25, 2023, to the City Clerk at clerk@cityofls.net to attend the meeting on the video conferencing platform. The City Clerk will provide instructions regarding how to attend by this method. The meeting may be viewed on the City's website at WatchLS.net, and on various cable providers (Spectrum Channel 2, AT&T U-Verse Channel 99 and Comcast Channel 7).

Preliminaries:

- A. Invocation
- B. Pledge of Allegiance
- C. Call to Order
- D. Roll Call

1. Approval of Agenda

2. Approval of Consent Agenda:

Items on the Consent Agenda are routine business matters or proposed ordinances approved unanimously by the Council on First Reading. Consent agenda items may be removed by any Councilmember for discussion as part of the regular agenda.

- A. [2023-5830](#) Approval of City Council Action Letter from September 19, 2023.
- B. [BILL NO. 23-185](#) An Ordinance establishing the General Fund Balance Reserve Guidelines to ensure the continued economic stability of the City of Lee's Summit, Missouri. (Note: First read by Council on September 19, 2023. Passed by unanimous vote.)

Presenter: Bette Wordelman, Finance Director

- C. [BILL NO. 23-186](#) An Ordinance approving the Redevelopment Contract and the Lease Agreement between the City of Lee's Summit, Missouri and Reinhart Foodservice, L.L.C., to implement the Reinhart Foodservice Land Clearance for Redevelopment Authority Redevelopment Plan.

(Note: First read by Council on September 19, 2023. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development & Planning

- D. [BILL NO. 23-187](#) An Ordinance approving the Redevelopment Agreement and Lease Agreement between the City of Lee's Summit, Missouri, Colbern-Rice Investments, LLC, and the Colbern Ridge Community Improvement District to implement the Colbern Ridge Community Improvement District and the Colbern Ridge Land Clearance for Redevelopment Authority Redevelopment Plan.

(Note: First read by Council on September 19, 2023. Passed by unanimous vote.)

Presenter: David Bushek, Chief Counsel of Economic Development and Planning

3. Council Roundtable

Council Roundtable is reserved for items of general interest, community announcements and other such information. Council may ask for clarification or give direction about agenda items or discuss items of an emerging nature.

5. Public Hearings:

Proposed ordinances considered after a public hearing will be read for the first time and forwarded to a future City Council meeting for second reading, unless deemed to be an emergency as defined in Sec. 3.13(f) of the Lee's Summit Charter. Five affirmative votes are required for approval of second reading.

- A. [2023-5808](#) Public Hearing: Continued Application #PL2023-151 - Preliminary Development Plan - Streets of West Pryor, Lots 11 and 13, 1000 and 1020 NW Pryor Road; Streets of West Pryor, LLC, applicant.

(Note: City Council: To continue to a date certain of October 10, 2023.)

Presenter: Dave Olson, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- B. [2023-5710](#) Public Hearing: Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.

Presenter: Raegan Long, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

- 1) [BILL NO. 23-188](#) An Ordinance approving a Preliminary Development Plan for Kensington Farms, 2nd Plat, 3rd Plat and future phase on approximately 77 acres generally located south of SW County Line Road, between SW Ward Road and SW Prairie Lane, all in accordance with the provisions of Chapter 33, Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit, Missouri.

Presenter: Hector Soto, Jr., AICP, Senior Planner

6. Public Comments:

Anyone wishing to address the Mayor and Council during Public Comments will be limited to 3 minutes. Each speaker must fill out a Public Comment Card. The Public Comment Cards are located at the entrance of Council Chambers. After completion, the card is to be given to the City Clerk. Please be concise with comments and respect the 3 minute time limit.

7. Presentations:

- A. [2023-5791](#) Presentation: Economic Development Organization Strategic Recommendations

Presenter: Ryan A. Elam, P.E., Assistant City Manager
Brett Wiler, Senior Director of Economic Development and Strategic Planning
Thomas P. Miller & Associates (TPMA)

- B. [2023-5868](#) Presentation: Update on the Downtown Market Plaza and presentation of Guaranteed Maximum Price 1 (GMP 1).

Presenter: Ryan A. Elam, P.E., Assistant City Manager

- 1) [BILL NO. 23-189](#) An Ordinance authorizing the execution of an amendment to an agreement between the City of Lee's Summit, Missouri and McCown Gordon Construction Company to set Guaranteed Maximum Price 1 (GMP 1) for the Downtown Market Plaza Project in the amount of \$5,648,457.00.

Presenter: Ryan A. Elam, P.E., Assistant City Manager

9. Proposed Ordinances - Second Reading:

The proposed Ordinances were advanced from First Reading without a unanimous vote of the City Council.

- A. [BILL NO. 23-174](#) An Ordinance approving a plan for a Chapter 100 Development Project for the Greens at Woods Chapel Apartments Project.
(Note: First read by Council on September 19, 2023.)

Presenter: Curt Petersen, Polsinelli Law Firm
Andy Mackey, Chapel Ridge Apartments, LLC
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

- B. [BILL NO. 23-175](#) An Ordinance approving a plan for a Chapter 100 Development Project for the Douglas Station Residential Project.
(Note: First read by Council on September 19, 2023.)

Presenter: Curt Petersen, Polsinelli Law Firm for applicants
Andy Mackey, Douglas Station Partners, LLC
David Bushek, Chief Counsel of Economic Development and Planning
Ryan Elam, Assistant City Manager

10. Committee Reports

Committee chairs report on matters held in Committee.

11. Council Comments:

(NOTE: Total time for Council Comments will be limited to 5 minutes.)

12. Staff Roundtable

Staff Roundtable is reserved for items of general interest, community announcements and other such information; however, staff may ask for clarification or direction from the council related to items on the agenda or for items of an emergency nature for which insufficient time exists for adding to the agenda.

13. Adjournment

Unless determined otherwise by the Mayor and City Council, no new agenda items shall be considered after 11:00 p.m.